

010.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

841,200 / 841,200

841,200 / 841,200

841,200 / 841,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14-16		WHITMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LAFFERTY MICHAEL & JEAN M	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 16 WHITMORE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LAFFERTY MICHAEL/ETAL -

Owner 2: LAFFERTY JEAN/TRUSTEES -

Street 1: 16 WHITMORE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Aluminum Exterior and 3011 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4800.000	390,000		451,200	841,200		8262
							GIS Ref
							GIS Ref
							Insp Date
							11/08/17

PREVIOUS ASSESSMENT								Parcel ID	010.0-0002-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	390,100	0	4,800.	451,200	841,300	841,300	Year End Roll	12/18/2019
2019	104	FV	296,700	0	4,800.	479,400	776,100	776,100	Year End Roll	1/3/2019
2018	104	FV	296,700	0	4,800.	349,700	646,400	646,400	Year End Roll	12/20/2017
2017	104	FV	277,800	0	4,800.	304,600	582,400	582,400	Year End Roll	1/3/2017
2016	104	FV	277,800	0	4,800.	259,400	537,200	537,200	Year End	1/4/2016
2015	104	FV	266,100	0	4,800.	253,800	519,900	519,900	Year End Roll	12/11/2014
2014	104	FV	266,100	0	4,800.	208,700	474,800	474,800	Year End Roll	12/16/2013
2013	104	FV	277,200	0	4,800.	198,500	475,700	475,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAFFERTY MICHAEL	59532-64		7/17/2012	Convenience		1	No	No	
LAFFERTY JEAN/E	25428-122		6/22/1995			1	No	No	A

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/11/2018	761	Insulate	4,495	C					11/8/2017	Meas/Inspect	KB	Kevin B					
1/23/2018	78	New Wind	5,750	C					1/21/2009	Meas/Inspect	345	PATRIOT					
10/30/2009	1085	New Wind	1,863						11/9/2000	Hearing Chag	201	PATRIOT					
									9/28/1999	Meas/Inspect	243	PATRIOT					
									2/1/1992		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden	Total:	2	Full Bath:	2	Rating:	Fair	UAT UNHEATED.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units:	2	Total: 2		3/4 Bath:	Rating:												
Foundation:	3 - BrickorStone			A 3QBth:	Rating:												
Frame:	1 - Wood			1/2 Bath:	2	Rating:		Average									
Prime Wall:	3 - Aluminum			A HBth:	Rating:												
Sec Wall:			%	OthrFix:	Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:		Fair	1st Res Grid Desc: Line 1 # Units: 1								
Color:	GREY			A Kits:	Rating:												
View / Desir:	N - NONE			Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1900	Eff Yr Blt:		Location:													
Alt LUC:			Alt %:	Total Units:													
Jurisdct:			Fact:	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	FR - Fair	40.	%	Exterior:	No Unit RMS BRS FL								
Prim Int Wall:	2 - Plaster			Functional:				Interior:	1	6	3	M					
Sec Int Wall:				Economic:				Additions:	1	7	3	M					
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:	4 - Carpet			Total:	40.3	%	Plumbing:										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	170.00	COMPARABLE SALES				Heating:							
Bsmnt Gar:				Size Adj.:	1.02688432	Rate	Parcel ID	Typ	Date	Sale Price							
Electric:	3 - Typical			Const Adj.:	0.93711418												
Insulation:	1 - Typical			Adj \$ / SQ:	163.592												
Int vs Ext:	S			Other Features:	114556												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100			LUC Factor:	1.00												
Solar HW:	NO			Adj Total:	653276												
% Com Wall:			% Sprinkled:	Depreciation:	263270												
				Depreciated Total:	390006												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 010.0-0002-0013.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:								Total:			